

April 2018

(I) Special Stamp Duty

Unless otherwise specified in the Stamp Duty Ordinance, Special Stamp Duty (SSD) is applicable to all residential properties acquired on or after 20 November 2010.

Starting from 27 October 2012, the Government raised the rates of SSD and extended the property holding period for charging SSD.

In April 2018, 51 residential property transactions were subject to SSD in accordance with the Stamp Duty Ordinance. The details of these transactions are categorized as follows:

Holding period after acquisition	No. ^{Note 1}	Duty (\$'000)
6 months or less	2	1,381
More than 6 months but for 12 months or less	2	1,215
More than 12 months but for 36 months or less	47	24,841
Total	51	27,437

Besides, in the latest six months, the number of cases involved and the amount of SSD collected are tabulated as follows:

Month	No. ^{Note 1}	Duty (\$M)
Nov 2017	50	23.0
Dec 2017	52	34.1
Jan 2018	38	31.3
Feb 2018	47	29.2
Mar 2018	42	24.5
Apr 2018	51	27.4

(II) Buyer's Stamp Duty

Unless otherwise specified in the Stamp Duty Ordinance, Buyer's Stamp Duty (BSD) is applicable to all residential properties acquired on or after 27 October 2012.

In the latest six months, the number of cases involved and the amount of BSD collected are tabulated as follows:

Month	No. ^{Note 1}	Duty (\$M)
Nov 2017	483	1,068.2
Dec 2017	534	1,317.2
Jan 2018	430	1,206.3
Feb 2018	352	725.0
Mar 2018	321	591.1
Apr 2018	305	698.7

(III) Doubled Ad Valorem Stamp Duty (DSD) and New Residential Stamp Duty (NRSD)

The Stamp Duty (Amendment) Ordinance 2018 (the Amendment Ordinance) was gazetted on 19 January 2018 (the gazettal date). According to the Amendment Ordinance, any instruments executed on or after 5 November 2016 for the acquisition of residential property, unless specifically exempted or provided otherwise, will be subject to ad valorem stamp duty (AVD) at the rate under Part 1 of Scale 1, i.e. the 15% NRSD flat rate. The AVD at the rates under Part 2 of Scale 1, i.e. the AVD Scale 1 rates before the Amendment Ordinance came into effect, commonly known as DSD rates, will continue to apply to instruments of non-residential property transactions.

For instruments of property transactions executed in the latest 6 months and chargeable to AVD at the rates under Part 1 of Scale 1 and Part 2 of Scale 1, the number of cases involved and the amount of duty collected are tabulated as follows:

Month	No. ^{Note 1}				Amount of duty charged with AVD at Scale 1 rates (\$M)			
	Residential Properties		Non-residential Properties	Total	Residential Properties		Non-residential Properties	Total#
	Subject to rate under Part 1 of Scale 1	Subject to rates under Part 2 of Scale 1 <small>Note 2</small>			Subject to rate under Part 1 of Scale 1	Subject to rates under Part 2 of Scale 1 <small>Note 2</small>		
Nov 2017	N/A	916	2 382	3 298	N/A	979.7	949.9	1,929.6
Dec 2017		928	2 295	3 223		1,121.7	2,864.6	3,986.4
Jan 2018	20	760	2 546	3 326	36.8	1,033.1	1,243.7	2,313.7
Feb 2018	686	N/A	2 436	3 122	1,399.4	N/A	915.0	2,314.3
Mar 2018	636	N/A	1 818	2 454	1,067.3	N/A	832.2	1,899.5
Apr 2018	666	N/A	2 598	3 264	1,259.0	N/A	1,045.5	2,304.5

#Figures may not add up to total due to rounding

Note 1: According to the Stamp Duty Ordinance, a chargeable agreement for sale / conveyance on sale should be stamped within 30 days after execution. The figures in the table above for a particular month may include transactions which took place in previous month and thus may not fully reflect the market situation of that particular month.

Note 2: As the Amendment Ordinance was published in the Gazette on 19 January 2018, for instruments of residential property transactions subject to NRSD which were executed between 5 November 2016 and 18 January 2018 and stamped before the gazettal date, additional AVD (i.e. the difference between stamp duty computed at the NRSD rate and stamp duty paid) should be paid within 30 days commencing immediately after the gazettal date. The numbers of cases subject to rates under Part 2 of Scale 1 include cases executed on or before 18 January 2018 and subject to NRSD. The corresponding amounts of stamp duty shown only reflect AVD collected at the prevailing Scale 1 rates (i.e. DSD rates instead of NRSD rate of 15%).

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